

Mountain Vistas Specific Plan and Environmental Impact Report

Part III: Appendices

June 2005

Prepared by:

**Mono County Community Development Department
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MOUNTAIN VISTAS SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT

LIST OF PREPARERS

MONO COUNTY PLANNING STAFF

Scott Burns, Community Development Director
Keith Hartstrom, Principal Planner
Larry Johnston, Principal Planner
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EIR CONSULTANT

Laurie Mitchel, Principal

PROJECT PROPONENTS

APPLICANTS

D. Anthony Mize, Workforce Homebuilders LLC/WF Fund II LLC
Kathryn A. Brown, Property Owner

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MAP SET

1. Regional Map and Vicinity Map
2. Master Land Use Plan
3. Master Phasing Plan
4. Master Circulation Plan
- 5a. LSA Alternative Off-Site Access Improvements
- 5b. Caltrans Alternative Off-Site Access Improvements
- 5c. Mono County Alternative to Caltrans Alternative Off-Site Access Improvements
- 5d. Mono County Regional Access Plan
6. Master Preliminary Grading and Drainage Plan
7. Master Utility Plan--Water and Sewage System
8. Master Utility Plan--Dry Utilities
9. Master Landscape Plan
10. Tentative Tract Map 37-54, Sheet 1 -- Lot Layout & Phasing Plan
11. Tentative Tract Map 37-54, Sheet 2 -- Preliminary Grading & Drainage Plan
12. Tentative Tract Map 37-54, Sheet 3 -- Preliminary Utility Plan
13. Tentative Tract Map 37-54, Sheet 4 -- Base Flood Elevation Map

APPENDIX B

TECHNICAL STUDIES

1. **Traffic/Circulation Analysis, Brown/White Mountain Estates Projects, Mono County.** LSA Associates, Inc. 2004.
2. **Noise Impact Analysis, Chalfant Valley/APN 26-210-37, Mono County, California.** LSA Associates, Inc. 2004.
3. **Well Water Feasibility and Siting Study. Proposed Specific Plan Area, Chalfant Valley Area, Mono County, California.** Richard C. Slade & Associates LLC. 2004.
4. **Review Of Water Well Feasibility And Siting Study, Chalfant Valley Area, Mono County, California.** AMEC Earth and Environmental, Inc. March 10, 2005.
5. **Base Flood Elevation Study, Brown Property, Mono County, California.** Triad Holmes Associates. 2004.

APPENDIX C

SCOPING MATERIALS

1. Notice of Preparation (NOP).
2. Scoping comments.

Mono County Community Development Department

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Planning Division

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NOTICE OF PREPARATION

Date: December 22, 2003
To: State Clearinghouse, Responsible Agencies, Neighboring Landowners, Interested Parties
From: Mono County Community Development Department, Planning Division
Re: Notice of Preparation of a Draft Environmental Impact Report – Workforce Homebuilders, Chalfant, Mono County, California

Mono County, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the project described below. A Scoping Meeting was held in the community of Chalfant Valley on November 5, 2003, to solicit comments about the extent and content of the EIR; any further comments are now being sought. Responsible agency comments should focus on environmental information related to statutory responsibilities in connection with the project. Agencies may use the EIR prepared by Mono County when considering subsequent permit approvals for the project. At least two additional public hearings regarding the EIR and project will be announced at a later date.

The project description, location, and the probable environmental effects are described below and in the attached materials. Due to the time limits mandated by State law, any further responses must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send responses to **Keith Hartstrom, P.O. Box 8, Bridgeport, CA 93517**. Agencies are asked to provide a contact person's name.

Project Application: General Plan Amendment #03-02
Specific Plan Application #03-01
Tentative Tract Map #37-54

Applicant: Workforce Homebuilders
Anthony Mize
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 987-9191

Project Description: General Plan Amendment, Specific Plan and Tentative Tract Map for a 28.95-acre parcel (APN 26-210-37) to allow development of 48 single-family ½ gross acre lots, and two commercial lots (2.2 acres). The project is located on the west side of U.S. Highway 6, just north of Chalfant Road, Chalfant Valley, Mono County, California. The project will be served by a water/fire system and individual septic systems. The current General Plan designation is Estate Residential, which allows single-family one-acre minimum lots. The General Plan Amendment/Specific Plan would allow ½-acre single-family lots and commercial development with a water system.

Additional Information: Contact Keith Hartstrom, (760) 932-5425.

From: Adrienne Disbrow
Sent: Friday, December 05, 2003 10:47 AM
To: Scott Burns
Subject: Developments in Chalfant

Per our conversation of yesterday, for developments along the Hwy. 6 corridor, the biological resources analysis should include an analysis of potential impacts to Swainson's hawks (a California-listed Threatened species). Several known nest sites occur along the corridor.

If you have any questions, please feel free to contact to me.

Adrienne Disbrow
Environmental Scientist
Region 6
Department of Fish and Game
(760) 873-4412

ENVIRONMENTAL SCOPING MEETING
Chalfant Community Center
November 5, 2003

MEETING OUTLINE

Purpose of Meeting

Identify environmental issues and concerns, NOT project pros/cons.

Project

- Applicant: Native Building Corporation/ Mize
- Site: West of Hwy. 6, north of Chalfant Road
- For: Specific Plan/Tentative Tract Map
 - 48 single-family lots (0.43-acre)
 - 2 commercial lots (.37, 1.69 acres)
- Size: 28.95 acres
- Land Use: Estate Residential (ER)

Processing

- Application
- Project Review
- Scoping (early consultation, identify environmental issues)
- Environmental Determination (Categorically Exempt, Negative Declaration or EIR)
- Public Hearings
- Decision: Planning Commission recommends, Board of Supervisors approves or denies

Environmental Issues/Concerns

1. Population and Housing
 - Need for affordable housing (IMACA)
 - Lot size of 1 acre, not ½-acre
 - Animal restrictions
 - Homeowner association
 - Housing units defined (factory built)
 - Commercial next to residential
 - "City" written all over it
 - Impacts on Mono vs. Inyo
2. Geologic Problems
 - Dust
 - Earthquake
 - Erosion
3. Water
 - Flooding
 - Water table
 - Contamination
 - Water pressure

- Landscaping water use
 - Water consumption
 - Community wells
 - Impact on existing wells/hydrologic studies
4. Air Quality
- Wood stoves/propane impacts
 - Dust control during construction
 - West winds/dust cloud
 - Auto emissions
 - Tree windbreaks
 - PMT studies
 - Acceptance of animal odors
5. Transportation/Traffic
- Speed limit
 - Kids crossing Hwy. 6
 - Expanded transit system
 - Speed bumps on Hwy. 6
 - Closure of Chalfant Road
 - Transportation study
 - Turn pockets, acceleration/deceleration lanes
 - Encroachment permit
 - Traffic lighting
 - Flashing lights for emergency vehicles
 - Cattle guards/open range
 - Greater traffic volume
 - Bike lane
 - Detour traffic
 - Emergency exit
 - Construction traffic
6. Biological Resources
- Endangered plants
 - Xeris plants
 - Road kill
7. Energy and Mineral Resources
- Mineral rights
 - Wind power/solar panels
8. Hazards
- Dust (landfill)
 - "Don't move to Chalfant!"
 - Wind damage
9. Noise
- Hwy. 6 (trucks)
 - Animals
-

- Subdivision traffic
 - Winter truck traffic
 - Construction noise
 - Commercial impacts
10. Public Services
 - School in Chalfant (K-8), with developer contribution
 - Landfill and transfer station impacts
 - Telecom band width (cable TV, phones, Internet)
 - Emergency services (sheriff, medical, fire)
 - Dial-A-Ride expansion
 - Facilities expansion for greater population
 - Library/preschool
 - Post office/mail delivery
 11. Utilities/Service Systems
 - Water management
 - Propane service (bulk tanks)
 - Underground utilities (direct burial vs. conduit)
 - Hooking hydrant systems
 - Septic systems
 12. Aesthetics
 - Underground utilities
 - Down-directed lighting
 - Bulk propane tank screening
 - Native vegetation for screening
 - Rural look
 - Sidewalks or not
 - Water tanks (lowered, ground-cover berms, color)
 - Building design/colors
 13. Cultural Resources
 - Rural look
 - Historical uses
 14. Recreation
 - Park on west side (with pool) to match park on east side
 - Open and accessible, not restricted
 - Access to public land
 15. Other
 - Equestrian easement through subdivision
 - Chalfant Road intact
 - Compromise on lot size (mixed sizes)
 - Option of animal ownership
 - Crime, drugs, vandalism with more people
 - Cumulative impacts of development

- Homeowner insurance
- Planner doesn't live here
- More subdivisions planned?
- Precedent for ½-acre lots
- Building moratorium
- Water table lowering
- Setbacks from Hwy. 6
- Planning Commission hearing in Chalfant, in evening

ENVIRONMENTAL SCOPING MEETING
Chalfant Community Center
November 5, 2003

MEETING COMMENTS

- Don't block off Chalfant Road; change so that project exits onto existing Chalfant Road instead (without exit from project onto Hwy. 6). Commented on fire needs accordingly, radius, fast entry/exit to get to water supply and surface west Chalfant for emergency services. (Jess R.)
- Daniel Steinhagen commented on the need for affordable housing in both counties. Commented on what he thought "affordable housing" is.
- Would result in a lot of horse trailers going through the neighborhood.
- Water management and the need for Fire District involvement. Tony Mize met with chief a number of times and they will be involved for the start and want their involvement.
- Do not want to get, end up inheriting a water system without being involved in the first place. (Jess R.)
- Turn pocket from center land of Hwy. 6 onto Chalfant Road needed.
- One acre should be applied.
- Mize stood up and said he feels there are needs for employees who can not afford lots, and that's why he's doing it. Selling homes, not lots.
- Equestrian issue came up. Want to see equestrian uses allowed on the site. Felt that uses in this area should remain allowed for equestrian. Keith noted that equestrian will not be allowed.
- Joel Hampton from Eastern Sierra Unified School District talked about the desire for middle and high school in the area. However, they need a population base to justify a school. Also said each lot would generate \$2,700 per lot for schools. May ask developer to mitigate more for school. Would look at a K-8 school here, higher would go to Bishop. "Would (the project) bring enough of population to justify a school in the area."
- Comment on better school in Bishop because of size and less here because of size.
- Look at school issue related to project. Threshold impact.
- Rural look should apply. "Not anticipating curbs gutters, etc." (Keith).
- Effect on the water table and septic on the water quality. Keith: A hydrological study will be done.
- Housing and how it will look. Owner will sell a package deal, can't buy a "lot" only.
- Homeowners association, review, what conditions need to be on the map so the County can enforce?
- Look at scenic impact of houses (placement on lots, angle, color, roofs, eaves, etc). Mize – "housing will be UBC to code, manufactured one-story houses."

- Mize said he was informed that the on- acre issue was predicated on septic and wells, but if had a water system, could have smaller lots. Look at larger shared septic? (Greg note: If larger shared septic away from lot, secondary housing may then apply? Check with Enviro Health.)
- Keith, we can look at other options to ½-acre.
- Commercial property issue raised, "Would it be compatible"? Keith, commercial sewage may be an issue and will be looked at.
- Has "city" written all over it, and that's part of the resistance/problem – design should say "rural" and fit that flavor.
- Flooding, earthquake.
- Water table, contamination, septic system, water pressure.
- Water consumption for landscaping, impact.
- Access by trail to LADWP land?
- Community well system.
- Impact on existing wells, bond to take care of other wells if an impact. In-depth hydrological study needed (no pun intended).
- Water consumption.
- Propane, several tanks instead of a lot tanks might look better (Mize).
- Wood stoves may be considered.
- During construction, will there be dust control to keep watered down.
- Will they have to disclose to buyers that they may be in the direct dust path from off-site dust and wind? Off-site/west winds needs to be addressed.
- Auto emissions.
- Adequate number of trees/ extra trees to mitigate the wind. Wind breaks.
- Pole line access/Rd.
- PM10 study.
- Wind damage from the high winds.
- Once people move in, they may start to complain about horses. Should be something in the deed that animals exist in the area and purchasing a house is acceptance of this.....they must accept this.....
- Kids/pedestrians crossing Hwy. 6 an issue.
- Expansion of public transportation needed. Transportation study.
- Traffic bumps on Hwy. 6.
- Need to address/study closing off Chalfant Rd.
- Turn pockets, acceleration/deceleration lanes.
- Encroachment permit onto Hwy. 6.
- Traffic lighting (street lights) on Hwy. 6.

- Warning lights for emergency services as mitigation (as seen in other communities). Both ends of the community.
- Traffic impact study (Caltrans comment Gail ??) Limit access to Hwy. 6, community input will be considered in this.
- Cattle guards. Open range.
- Increased volume on Hwy. 6 and area.
- Bike lane to Bishop lane to Chalfant.
- Endangered species, road kill, exotic plants.
- Mineral rights.
- Wind power/solar, could they be put on the lot?
- Services to subdivision (satellite division/electrical, etc.).
- Underground utilities.
- Landfill impact.
- Dust as a hazard.
- Noise.
- Highway noise.
- Animal noise.
- Traffic noise in new subdivision if Chalfant Rd. is closed.
- Trucks and impacts and trucks parking on Hwy. 6 with engines running.
- Winter volumes for trucks and others.
- Detour traffic study should be studied (i.e., like when 395 is closed)
- Emergency exit, only one exit exists now.
- Construction noise/and dust thereof.
- Various studies should be addressed in worst case scenario all the way on this list (traffic, uses, etc.).
- Light pollution.
- Public facilities; school; dump impact; landfill life/impact; transfer station impact; telephone service and cell phone service (band width and quality and impact with increased uses).
- Emergency services/police/sheriff/ fire/ paramedic/medical needs/impacts thereof.
- Upgrade of Internet/TV cable service and phone; impacts.
- Dial-A-Ride, expanded public transportation.
- Larry Shoemaker: All services will have to be expanded based on 2.5 persons per house.
- Developer should contribute more to schools. Developer contribution.
- Library service in conjunction with school. Preschool also.

- Postal service/access/post office. More people means more mail delivery, service is not good now.
- Utilities, propane, H₂O; bulk tanks (propane).
- Direct burial or conduit?
- Water services designed so that they can be hooked together in the future (fire/water hydrant system).
- Septic and impact?
- Lighting, motion sensors for all exterior lights, less street lighting.
- Native plants on Hwy 6. (less water and looks natural). Native screening.
- Rural looks. No sidewalks? Shoemaker: Should have sidewalks.
- Water tanks for fire suppression.
- Ground cover on berms.
- Design of the houses from a design perspective/ roofs/color, eaves, etc.
- Need to see the designs of the houses, standards.
- Commercial 1.6, forget and put in park instead for the kids so they won't be crossing Hwy. 6 to the park.
- Park for neighborhood.
- Open and accessible to public lands.
- Trails to adjacent lands LADWP. Easement for equestrian.
- Road width.
- Keep Chalfant intact.
- Make a few of the parcels one acre size, not all just ½-acre.
- Avoid the tract home look.
- All the houses being the same will look the same. Three designs being used.
- Like White Mountain, common area for horses and other uses?
- Option for animal usage/keeping of.
- Perhaps draw up different designs to show alternatives.
- Crime/vandalism increase.
- Cumulative impact.
- Homeowners insurance. Need assurance insurance will be available for the people's benefit.